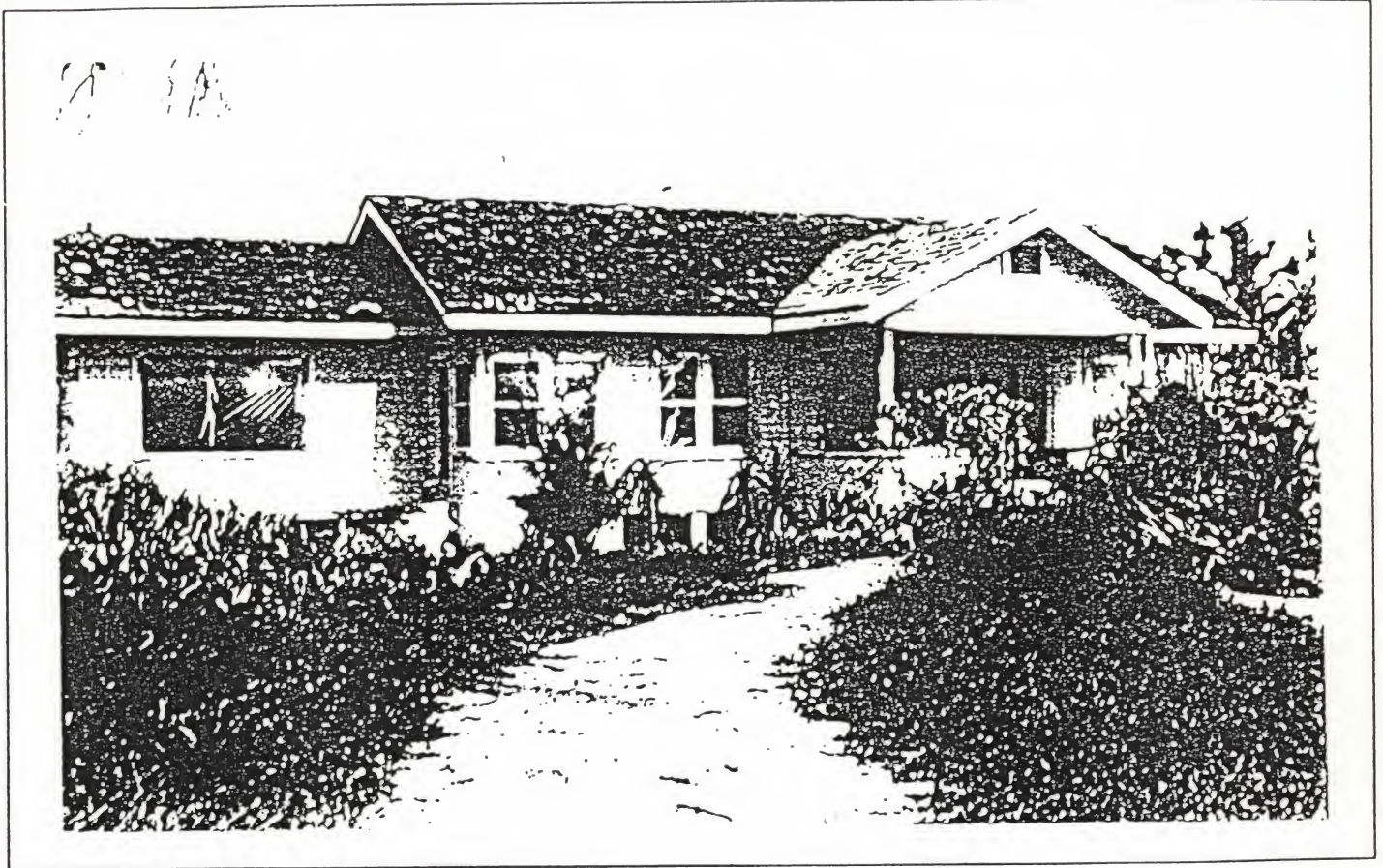




METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT



THE HICKSON HOUSE

15401 S.W. 260th Street

Miami, Florida

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD
DESIGNATION REPORT—INDIVIDUAL SITE

Designation No.
Date of Filing
Date of Designation
Folio #: 30 6928 000 0320

Owner(s)

Mr. Steve Katz

Mailing Address

Sunset Hills Foliage, Inc.
P.O. Box 1392
10081 Washington Blvd.
Laurel, MD 20725

SURVEY FINDINGS:

___ H.A.B.S. ___ Natl. Reg. ___ H.A.E.R. ___ Other:
___ Dade County Historic Survey Findings:
RATING: 2 Architecture 2 History 1 Context

SITE LOCATION:

Township 56S, Range 39E, Section 28, S 330 Ft. of
the W 270 Ft. of E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of
SW $\frac{1}{4}$ less S 25 Ft. for Rd.

Current Zoning (describe):

Agriculture

Current Use (describe):

Commercial

Current Condition:

☐ Excellent ☐ Good ☒ Fair ☐ Deteriorated ☐ Unexposed
☐ Unaltered ☒ Altered
☒ Original Site ☐ Moved _____

Physical Description of Site (see attached photos):

ARCHITECTURAL DESCRIPTION - SW 260th Street

The Hickson House is a one-story, wood frame vernacular residential structure. It is built on a t-shaped floorplan with a one room addition of the west facade. An intersecting gable crosses the main mass of the structure to form a rear porch, and a front entrance porch whose gable end faces the street. The length of the structure is parallel to the street with the south gable side facing the street. The roof is covered with cedar shakes. The exterior walls are finished with horizontal lapped wood siding, and the structure retains most of the original wood l/l sash windows. It is devoid of any decorative finishes.

These simple wood frame structures remaining in South Dade represent the first level of architectural development in the area. They were usually built by farmers who settled the Redlands whose names often adorn the original roads which were cut along section lines beginning at the time the Florida East Coast Railroad began construction of its overseas extension from Miami to Key West, circa 1900.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET ☐

SIGNIFICANCE

- | | | |
|--|--|--|
| <input type="checkbox"/> Archeology-Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> People |
| <input type="checkbox"/> Archeology-Historic | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Historical Events | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Art | <input type="checkbox"/> Invention | <input type="checkbox"/> Science |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Law | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Music | <input type="checkbox"/> Other (special) |
| <input type="checkbox"/> Education | | |

Significance — Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The property located at 15401 Hickson Drive (S.W. 260th Street) is significant for its architectural style and its association with the Hickson family.

Joseph Landon Hickson moved his family from Fort Pierce to Miami in 1903. Mr. Hickson took advantage of the economic opportunities in the young growing city and became involved in numerous entrepreneurial activities. During his residency in Miami, he owned Hickson-Hawkins Furniture Store, sold real estate, owned citrus groves and a construction company.¹ He built the Granada Apartments which were located at 150 S.E. 4th Street and the Virginia Apartments located at 624 S.W. 17th Avenue. Mr. Hickson's son, Joseph R., began purchasing property in Naranja between 1917 and 1919. Joseph R. planted groves of persian limes, grapefruit and avacados and became a prosperous grove owner. He also owned a packing house and developed the Hickson avacado.²

In 1928, Joseph R. purchased the land under consideration from P.W. Schaefer. There was a small wood frame structure located on the property. In 1933, Joseph's father and stepmother purchased the property, built the additions on the rear and west facade of the house and planted groves of limes and avacados. The house and property remained in the Hickson family until 1962. Currently, it is used as a commercial property owned³ by Baobab Farms, Inc., a subsidiary of Sunset Hills Foliage.

Located on the property is a variety of exotic plantings. The Baobab tree, said to be the largest in the United States, originated in Tanzania in 1902. According to Mr. Hickson's son, John Landon Hickson, his father received the tree from the Subtropical Horticultural Research Station in the mid-1930s.⁴

(Use additional sheets if necessary)

SEE CONTINUATION SHEET ☐

SIGNIFICANCE — CONTINUATION SHEET

Footnotes

¹ R.L. Polk, Miami City Directory 1914-1934, (Jacksonville, Florida: R.L. Polk & Co., Publishers), 1914-1934.

² John Landon Hickson, Franklin, North Carolina, telephone interview with Teresa Lenox, 6 November 1992. John Hickson is the son of Joseph L. Hickson.

³ Dade County, Abstract Index #29, T56S, R39E, Sec. 28, Miami, Florida: Public Records Library.

⁴ Steve Katz, Laurel, Maryland, telephone interview with Teresa Lenox, 30 October 1992. Mr. Katz obtained this information from Roger Murdick, a botanist who visited the site and did research on the Baobab tree; Hickson, interview.

Bibliographic References:

Dade County. Abstract Index #29. T56S, R39E, Sec. 28.
Miami Florida: Public Records Library.

Hickson, John Landon. Franklin, North Carolina.
Telephone interview with Teresa Lenox, 6 November,
1992.

Katz, Steve. Laurel, Maryland. Telephone interview
with Teresa Lenox. 30 October 1992.

Polk, R.L. Miami City Directory 1914-1934.
Jacksonville, Florida: R.L Polk & Co., Publishers,
1914-1934.

Impacts—Impact of the designation on proposed public improvements,
renewal projects or private development.

Designation would have the effect of bringing any plans for
alterations to the property before the Preservation Board for
review. Designation will not affect current zoning.

Staff Recommendation:

Staff recommends the designation of 15401 SW 260th Street as an
individual historic site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as
recommended for historic structures as detailed in the "Rules
and Regulations for Review of Historic Site Designations and
Issuance of Certificates of Appropriateness." Standards
pertaining to historic landscape features will also be applied
to the Baobab tree cited in the text of this report and shown
in the attached photograph.

Draft Resolution Designating the Property

WHEREAS, the Hickson House was the family home of Joseph L. Hickson, an early Miami resident,

WHEREAS, the Hickson House is a fine example of early Frame, Vernacular architecture in Dade County,

WHEREAS, the Hickson House is located at:

Township 56S, Range 39E, Section 28, S 330 Ft. of the W 270 Ft. of E 1/2 of the SW 1/4 and SE 1/4 of NW 1/4 of SW 1/4 less S 25 Ft. for Rd.

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on Wednesday, December 16, 1992 has designated the Hickson House as an individual historic site pursuant to the Metropolitan Dade County Historic

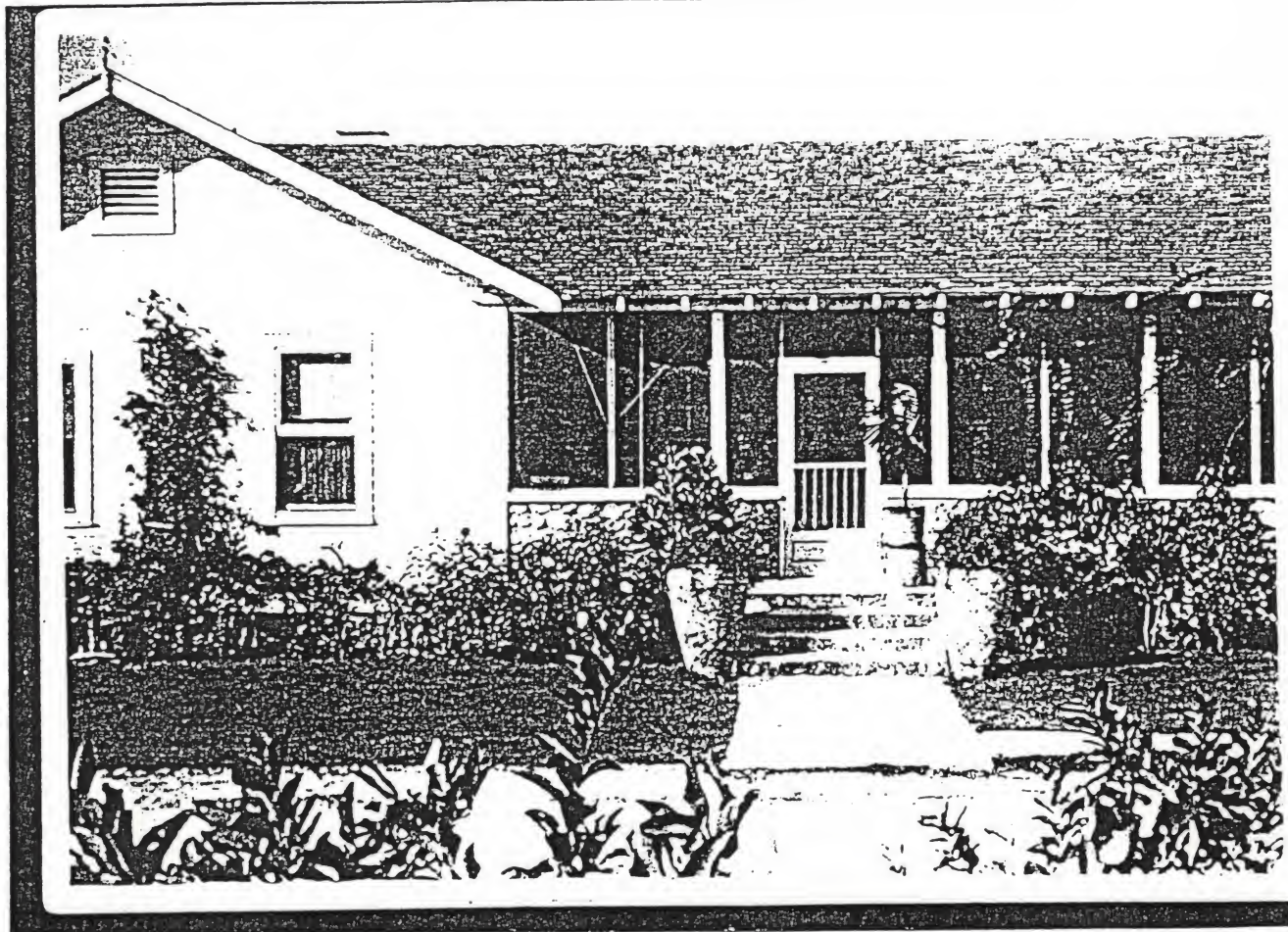
Preservation Ordinance (81-83) and that the Hickson House is subject to all rights, privileges and requirements of that ordinance.

 12/16/92

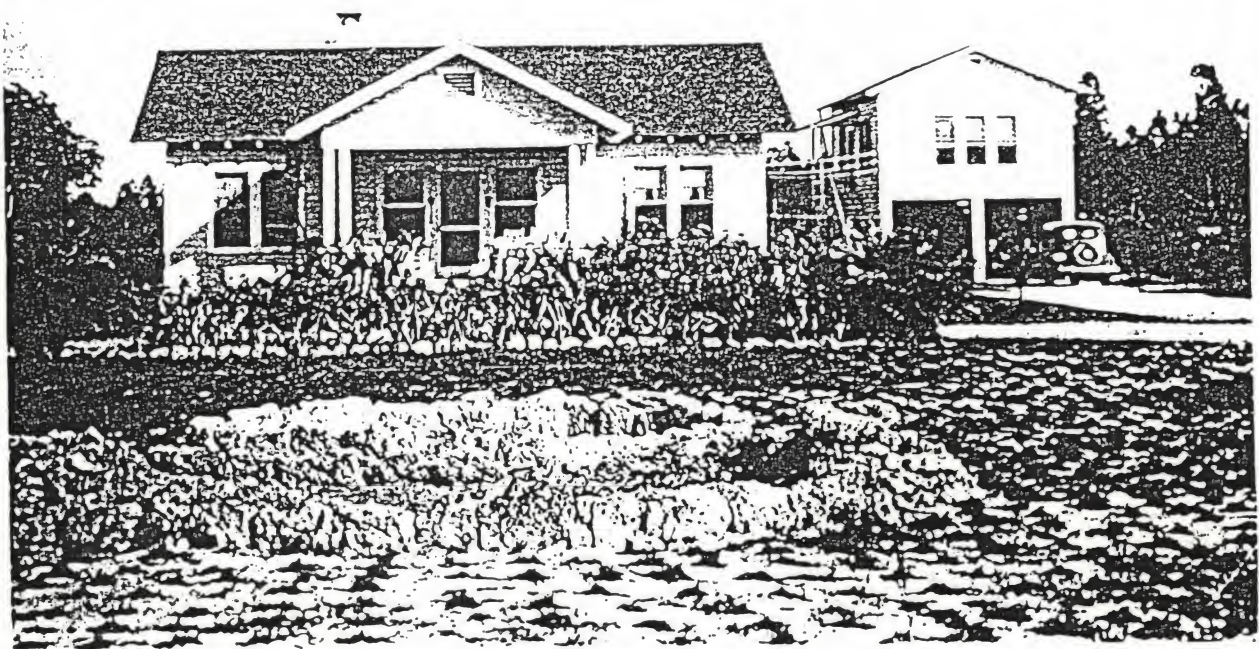
Designation is approved as evidenced by the signature of the Historic Preservation Board Chairman.



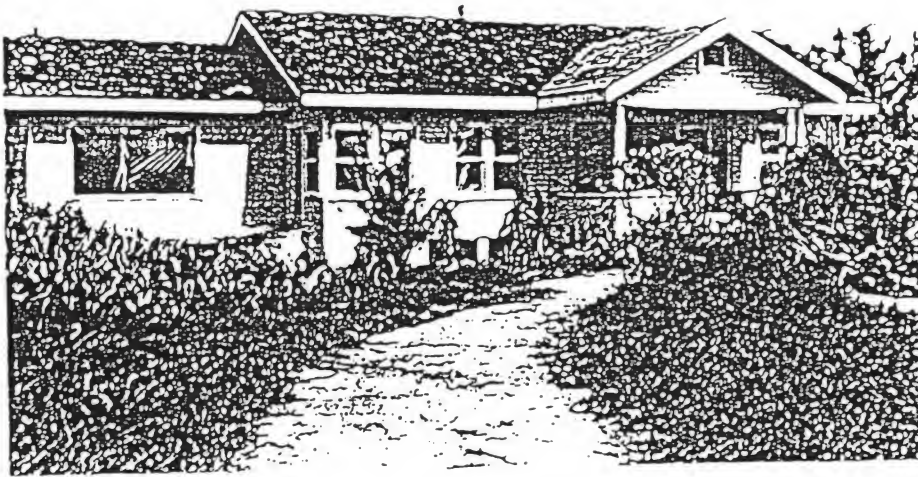
South Facade
15401 S.W. 260th Street
1945 Photo



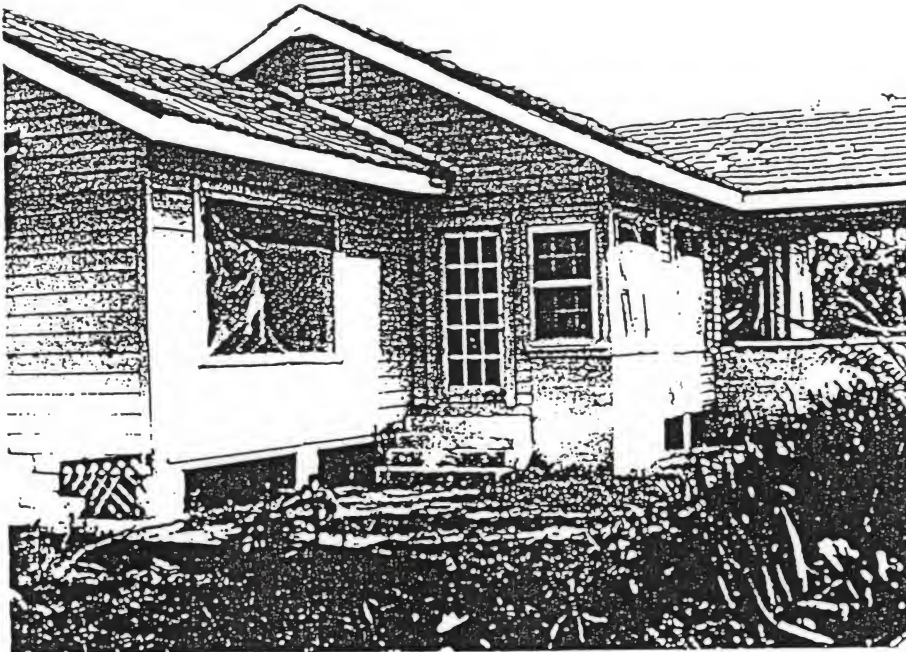
East Facade
1936 Photo
15401 S.W. 260th Street



South Facade
Garage apartment is no longer standing
15401 S.W. 260th Street
1936 Photo



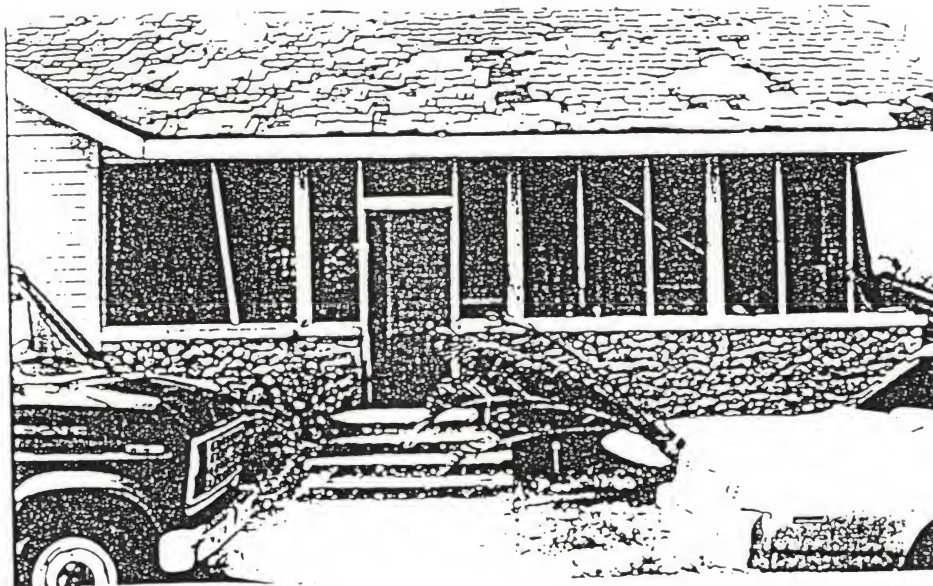
South facade
15401 S.W. 260th St.



Southwest facade
15401 S.W. 260th St.



North facade
15401 S.W. 260th Street



Porch
East facade
15401 S.W. 260th Street



* Baobab Tree
Damaged by Hurricane Andrew

52R1327.2

EST. JUN 44 BY 'S 02

PALCO PUBLISHING CORPORATION
MIAMI, FLORIDA

WARRANTY DEED
FROM CORPORATION TO CORPORATION

11468 662 **Warranty Deed**

This Indenture, Made this 11th day of June A. D. 1982

BETWEEN SUNSET HILLS FOLIAGE, INC.

a corporation

existing under the laws of the State of Maryland, having its principal place of
business in the County of Prince Georges and State of Maryland

and lawfully authorized to transact business in the State of Florida, party of the first part, and

BAOBAB FARMS', INC. 5401 SW 260 ST, Hialeah

a corporation existing under the laws of the State of Florida, having its

principal place of business in the County of Dade and State of Florida

and lawfully authorized to transact business in the State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

Ten and 00/100 Dollars

to be in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,

has granted, bargained and sold to the said party of the second part, its successors and assigns forever,

the following described land situate, lying and being in the County of Dade

and State of Florida, to-wit:

A Parcel of land in the NW 1/4 of the SW 1/4 of Section 28,
Township 56 South, Range 39 East, described as follows:
Commencing at the Southeast Corner of the NW 1/4 of the SW 1/4
of said Section; Thence North 660 feet; Thence West and parallel
to the South line of said NW 1/4 of the SW 1/4-270 feet; Thence
South and parallel to the East line of said NW 1/4 of the SW
1/4-660 feet; Thence East and parallel to the South line of
said NW 1/4 of the SW 1/4-270 feet to the Point of Beginning,
LESS the South 25 feet for Road, all lying and being in Dade
County, Florida.

also known as

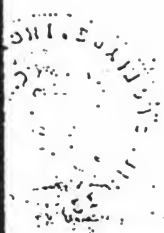
The S 660' of the East 270' of the East 3/4 of the NW 1/4 of
the SW 1/4 of Section 28, Township 56 South, Range 39 East,
less the N. 35' and the S 25' for roads, lying and being
situate in Dade County, Florida.

Subject to conditions, restrictions, limitations, reservations,
easements and dedications of record, as also subject to all
taxes subsequent to December 31, 1981.

IN WITNESS WHEREOF

6/14/82

756
Notary Public
Edward P. Brown
Miami, Florida
6/14/82



That the said party of the first part does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons who may

103

70

In ~~Witness~~ ~~Whereof~~, the said party of the first part has caused three permits to be issued in
by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and
SUNSET HILLS FOLIAGE, INC.
By Tracy Katz President
delivered in the presence of us:
Elizabeth G. Matos
Myron J. ... W. J. Humphrey

State of Florida

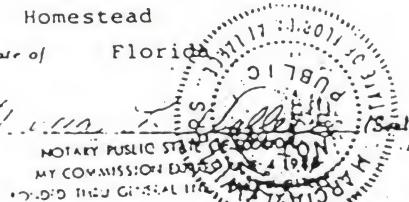
County of DADE

I ~~Hereby~~ ~~Certify~~, that on this 11 day of June
A.D. 1982, before me personally appeared STEVEN KATZ

~~and~~ ~~XXXXXX~~ Secretary respectively of
SUNSET HILLS FOLIAGE, INC., a corporation under the laws of
the State of Maryland, to me known to be the persons who signed the fore-
going instrument as such officers and severally acknowledged the execution thereof to be their free act and
deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the offi-
cial seal of said corporation, and that the said instrument is the act and deed of said corporation.

~~Witness~~ my hand and official seal at
in the County of Dade
the day and year last aforesaid.

Homestead
and State of Florida



<p>Warranty Deed (FROM CORPORATION TO CORPORATION)</p>		<p>FROM</p>		<p>TO</p>	
<p>ABSTRACT OF DESCRIPTION</p>		<p>State of Florida, County of <u>Prince Georges</u></p>		<p>On this <u>11</u> day of <u>June</u> A.D. 19 <u>82</u> at <u>o'clock</u> P.M., this instrument was filed for record: and being duly acknowledged and proven, I have recorded the same on Page <u> </u> of Book <u> </u> in the Public Records of said County.</p>	
<p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the <u>Judicial Circuit</u> of said State, in and for said County.</p>		<p>STATE OF MARYLAND COUNTY OF <u>Prince Georges</u></p>		<p>I HEREBY CERTIFY, that on this <u>11</u> day of <u>June</u>, A.D. 1982, before me personally appeared TRACY KATZ President respectively of SUNSET HILLS FOLIAGE, INC., a corporation under the laws of the State of Maryland, to me known to be the person who signed the fore- going instrument as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.</p>	

WITNESS my hand and official seal at
of Prince Georges and State of Maryland 11 day and year last
aforesaid.

NOTARY PUBLIC
EDWARD P. BRINKER
JULY 1, 1982

11/03/92

*** PUBLIC VALUE INQUIRY ***

MTXB0186

FOLIO 35 4928 000 0320

PROP ADDR 15401 SW 260 ST

ACD 3000

NAME AND LEGAL

VALUE HISTORY

BAOBAB FARMS INC
15401 SW 260 ST
NARANJA FL

YEAR	1991	1992
LAND	60000	60000
BLDG	25853	27588
TOTAL	85853	87588

01/01/93

330326211 HFX

28 56 39 4 AC M/L

WVD

S660FT OF E270FT OF E3/4 OF NW1/4 TOTEX
OF SW1/4 LESS N35FT & S25FT
FOR RD

NONEX	85853	87588
CO NE	85853	87588

LOT SIZE IRREGULAR
OR 11468-862 0682 1

STATE EXEMPT:

SALE AMT 468000
SALE DATE 06/82
SALE O/R 114680862
SALE TYPE 1
SALE I/V 1

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU

